



Town of Carlisle

MASSACHUSETTS 01741

FRANK E. HANNAFORD, Clerk
201 Prospect St.
CARLISLE, MASS. 01741

Office of
PLANNING BOARD

MEETING - DECEMBER 8, 1975

MEMBERS PRESENT: Bridges, Hannaford, Pugmire, Santomenna, and Sauer;
Associates - Badger; Architects Advisory Group -
Freiberg, Soforenko, and Szegvari

There was a discussion of the end of Tophet Road. Mr. Santomenna said the stub was not paved for the advantage of the Town (so as not to have to maintain it). He feels the road should be accepted to the end of the paving and that the easement on the unpaved portion is always there to be accepted. Mr. Santomenna changed the minutes of the November 24, 1975 meeting page 2, 5th paragraph, last sentence, to read, "It is obvious that one of the reasons that the stub was put in was to allow the developer enough frontage for one more lot, but the Board (in 1969) did not require the stub to be paved (because for the convenience of both the developer and the Town it was not needed). The minutes were approved as amended.

Mr. Santomenna wondered what action need be taken by the Town in order to insure that an easement to the stub is available for acceptance and that once the road is paved that it will be in a condition to be accepted as a public way; and how can we, as the Planning Board, make it possible for subsequent developers to pave the stub. A letter was written to Mr. Melone.

Nancy Penhune's letter concerning guidelines regarding road laying out was read and discussed. In the letter, Mrs. Penhune suggests an informal hearing, prior to release of bonds, so that abutters can bring out their grievances. For the most part, there wouldn't be any abutters at this time and it was felt that a hearing won't have any effect. Mr. Santomenna read Chapter 40, Section 81U, of the Subdivision Control Law saying that the developer is entitled to release of bond if he imposes a covenant. The Board members felt they should use their judgement as it is their responsibility. Mrs. Penhune's letter has been noted

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and appreciated, but the Board feels that their responsibility cannot be bridged.

There was a discussion of whether the agenda should be announced to the public. If it were, the agenda for the next meeting would have to be made on meeting night; and the Board would be obliged to follow that agenda. It was decided not to publish the agenda.

Mr. Soforenko of the Architects Group, said that their group will try to develop land the Town already owns rather than purchasing more property. He repeated that they are firmly against using the Conant land for DPW.

Mr. Freiberg gave a presentation of one alternative looking towards ultimate growth. They recommend the following:

- DPW and Transfer Station on present Transfer Station site, (5 acres)
- Post Office on Daisy land,
- Fire and Police on present Fire and DPW Station,
- Town Offices and Library where they are with the church for expansion,
- School expansion on Banta-Davis land (50 acre site), and
- Recreation and Housing on Conant land.

He said that the Architects have been working with the Building Committee and have begun to establish a program of needs for square footage. He said they did not use the forms previously mentioned, but Mr. Hannaford attended one of the interviews and feels the right questions were asked.

A site analysis was done on the present Transfer Station site (built in 1972). What the Architects are proposing is to put the Transfer Station on 2 acres and to move it slightly to become the lower level, and to put the DPW on 3 acres to become the upper level. The DPW would like a garage with approximately 10,000 square feet to include 15 bays, a lunch room, and a tool room. They also would like open storage for sand, salt, and pipes, parking for vehicles and plows, and a fuel pump.

The Fire Department would like a building of approximately 5,000 square feet, 1,000 square feet of storage, and 2,000 square feet for parking. The Police would like a building of approximately 3,000 square feet and parking for 10 cars;

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a total of a 8,500 square foot building. The Architects feel the maximum space for both would be 20,000 square feet or almost 1/2 acre. The size of the present Fire & DPW site is 1/2 acre. If further expansion was needed, a second story could be added or part of the Conant land used.

Mr. Bridges stated that he liked their plan but that it doesn't really meet what the Selectmen want; namely, a drawing of the Conant land with Fire, DPW, Police, Recreation, Housing, and Town Offices on it.

The Planning Board would like to come to a decision on one avenue of approach so that they may make a recommendation to the Selectmen. The Board feels that the cost difference of all buildings on one site or on different sites won't be much. The Board realizes the Selectmen are under pressure from the Town because when the Conant land was purchased, it was supposed to answer all problems for expansion of all Town facilities. One way of arguing in favor of the architects plan is that they are using the various Town owned parcels to the optimum leaving the Conant land open for any further future expansion of Town facilities needed as well as for recreation and for meeting required housing needs.

Mr. Bridges read John Brown's memo of March, 1975, recommending that the DPW and bus parking should be located on the present Transfer Station. The memo also stated that it is important that the Town Offices and Fire & Police Stations be visible.

The Board members agreed that the Planning Board should recommend to the Selectmen that they accept the Architects proposal.

Mr. Pugmire suggested that he, Mr. Zielinski, and Mrs. Badger, along with the Architects, draft a letter of recommendation for the next meeting.

Mr. Bridges will contact the Selectmen and notify them that the first meeting in January will be a presentation of a recommendation of a proposed plan.

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Mr. Bridges reminded members that the next meeting will be the annual election of chairman.

Mr. Hannaford showed a proposed plan of a pork chop lot on his land to get the Board's reaction. One question the Board had was if his frontage could be on the but end of a road. Mr. Hannaford agreed to extend the lot so that he would have 40 feet on the side of the road for frontage. He was then advised he should not have less than 40 feet at the narrowest point of the lot. He will bring the plan to a future meeting to be signed.

The meeting adjourned at 11:00 p.m.

Respectfully submitted,


Susan Chisholm